

108.0

0004

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

968,200 / 968,200

USE VALUE:

968,200 / 968,200

ASSESSED:

968,200 / 968,200

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
22		PAWNEE DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MC DONALD EDWARD V/KAREN A	
Owner 2:	
Owner 3:	

Street 1: 22 PAWNEE DR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: ELIAS SELMA H -

Owner 2: -

Street 1: 22 PAWNEE DR

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 10,138 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1958, having primarily Wood Shingle Exterior and 2979 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10138		Sq. Ft.	Site		0	70.	0.71	4									506,896						506,900	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10138.000	460,200	1,100	506,900	968,200		69464
							GIS Ref
							GIS Ref
							Insp Date
							08/13/18

Total Card	0.233	460,200	1,100	506,900	968,200	Entered Lot Size
Total Parcel	0.233	460,200	1,100	506,900	968,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	324.96	/Parcel: 324.9	Land Unit Type:

Parcel ID 108.0-0004-0001.0

!8525!	PRINT
Date	Time
12/10/20	23:05:48
LAST REV	
Date	Time
08/23/18	14:12:32

apro	8525
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELIAS SELMA H	1240-30		7/23/2001	Family	500,000	No	No		
	620-65		1/1/1901			No	No	N	

BUILDING PERMITS											ACTIVITY INFORMATION										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
10/10/2003	869	Re-Roof	2,500						8/13/2018	Meas/Inspect	CC	Chris C									
6/23/2003	498	Manual	3,200					REPAIR CEILINGS	6/15/2009	Measured	189	PATRIOT									
									10/3/2001	MLS	MM	Mary M									
									10/27/1999	Meas/Inspect	256	PATRIOT									
									1/1/1982		MS										

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 21 - Split Level				Full Bath: 1	Rating: Average											33							
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																		
Foundation: 1 - Concrete				A 3QBth: 1	Rating: Fair																		
Frame: 1 - Wood				1/2 Bath: 1	Rating:																		
Prime Wall: 1 - Wood Shingle				A HBth: 1	Rating:																		
Sec Wall: 8 - Brick Veneer	20%			OthrFix: 1	Rating:																		
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																		
Color: BROWN				A Kits: 1	Rating:																		
View / Desir:				Fpl: 2	Rating: Good																		
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:																		
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>				1st Res Grid   Desc: Line 1   # Units: 1															
Year Blt: 1958	Eff Yr Blt:			Location: 1				FY	LR	DR	D	K	FR	RR	BR	F	HB	L	O				
Alt LUC:				Total Units: 1																			
Jurisdct: G5	Fact: .			Floor: 1																			
Const Mod:				% Own: 1																			
Lump Sum Adj:				Name: 1																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6	%		Exterior: 1		No Unit	RMS	BRS	FL										
Prim Int Wall: 2 - Plaster				Functional: 1		%		Interior: 1		1	7	3											
Sec Int Wall: 1	%			Economic: 1		%		Additions: 1															
Partition: T - Typical				Special: 1		%		Kitchen: 1															
Prim Floors: 4 - Carpet				Override: 1		%		Baths: 1															
Sec Floors: 5 - Lino/Vinyl	15%			Total: 4.6	%			Plumbing: 1															
Bsmnt Flr: 4 - Carpet				<b>CALC SUMMARY</b>				Electric: 1															
Subfloor: 1				Basic \$ / SQ: 95.00				Heating: 1															
Bsmnt Gar: 2				Size Adj.: 1.16622412				General: 1															
Electric: 3 - Typical				Const Adj.: 1.00298214				Totals: 1	7	3													
Insulation: 2 - Typical				Adj \$ / SQ: 111.122																			
Int vs Ext: S				Other Features: 110500																			
Heat Fuel: 1 - Oil				Grade Factor: 1.10																			
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod: 1																			
% Heated: 100				LUC Factor: 1.00																			
Solar HW: NO				Adj Total: 482364																			
% Com Wall				Depreciation: 22189																			
				Depreciated Total: 460176																			
<b>MOBILE HOME</b>				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1	<b>PARCEL ID</b>				<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>						
<b>SPEC FEATURES/YARD ITEMS</b>																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
19	Patio	D	Y	1	15X35	A	AV	1982	2.96	T	29.6	101			1,100			1,100					
More: N	Total Yard Items:	1,100		Total Special Features:			Total:	1,100															